

BOOK 52 PAGE 225
CERTIFICATE OF PUBLICATION
From THE NEWS-POST Frederick, Md.

ASSIGNEE'S SALE
OF VALUABLE, IMPROVED
FEE SIMPLE PROPERTY

Under and by virtue of the power of sale contained in a Mortgage from Valley View Mobile Homes, Inc., a body corporate, dated June 1, 1982 and recorded in Liber 1172, folio 371, one of the Land Records of Frederick County, Maryland, the holder of the indebtedness as secured by the Mortgage having appointed John M. Robinson as Assignee by instrument duly executed and recorded among the Land Record of the County aforesaid, default having occurred under the terms thereof, and at the request of the parties secured thereby, the undersigned Assignee will sell at public auction, at the front door of the Frederick County Courthouse located at 100 West Patrick Street in Frederick City, Maryland on:

TUESDAY, MARCH 11, 1986

AT 11:00 A.M.

All that parcel or tract of land situate, lying and being on the northeast corner of East Main and Carroll Streets, of Thurmont, Frederick County, Maryland, and more particularly described as follows:

Beginning for the same at a point in the curb line on the west side of Carroll Street, at the Southeast corner of the property of Harry E. Valentine and running with said property N. 58 degrees W. 94.5 feet to the property of Mary Virginia Black, thence by and with the said Black property S. 25 degrees W. 63.5 feet to the south side of the concrete pavement on East Main Street, thence by and with said street, S. 68 degrees East to the corner of East Main and Carroll Streets, thence with Carroll Street N. 40 degrees E. 54.5 feet to the place of beginning, containing 19.4 square perches of land, more or less.

BEING all and the same property which was conveyed to Valley View Mobile Homes, Inc., a body corporate by Deed dated June 1, 1982 and recorded among the aforesaid Land Records in Liber 1172, folio 363.

The property to be foreclosed and described herein is improved with a two story frame building, the first floor contains on one side a laundromat known as the Thurmont Laundromat and on the other side an apartment containing two bedrooms, living room, kitchen and bath. The second floor of the building is open. Property also contains a garage in the rear. The property and improvements are being sold "as is" and pursuant to the description contained in the aforesaid mortgage, deed and other land records, and the successful purchaser will be buying such property in total, regardless of deficiency or surplus in actual computed area and regardless of the condition of the same, and subject to liens and restrictions of record, if any.

TERMS OF SALE: A deposit of \$5,000.00 in cash, certified check, or other instrument acceptable to the Assignee will be required of the purchaser to be paid at the time and place of sale. The balance of the purchase price shall be paid within fifteen (15) days of the ratification of the sale by the Circuit Court for Frederick County, Maryland (unless postponed at the option of the Assignee) with interest to be paid on the unpaid balance of the purchase price from the date of auction sale to the date of final settlement at the rate of ten percent (10%) per annum. Taxes and other public charges and assessments payable on an annual or periodic basis shall be adjusted to date of sale and assumed thereafter by the purchaser. All costs incident to the settlement and conveyancing, including, without limitation, document preparation, recording costs and taxes, transfer taxes, revenue stamps, settlement fees, notary fees, survey expenses (if any) and title charges and premiums will be at the cost of the purchaser.

Assignee reserves the right to withdraw the herein described property from sale at any time. In the event of default, Assignee reserves the right to declare as forfeited the deposit of purchaser as liquidated damages, to resell the property at the purchasers risk or to pursue such other remedy as he may have under Maryland law. The property herein is being sold subject to all Federal, State and County laws and ordinances which may affect the property and/or its use, as well as all easements, restrictions, covenants, conditions and other matters of record which may be superior to the mortgage being foreclosed.

The property being foreclosed upon is subject to a first or prior mortgage or deed of trust which is not assumable. The outstanding balance of which will be announced at the time of sale if made available to the Assignee.

There are no representations or warranties, express or implied, with respect to the condition of the property, improvements, title, lot size or the accuracy of any matters referred to in this advertisement.

NOTE: For additional information, contact the attorney for the Assignee or auctioneer.

JOHN M. ROBINSON,
Assignee

Harry T. deMott
Attorney for Assignee
149 West Patrick Street
Frederick, Maryland 21701
695-9200

Delbert S. Null
Auctioneer
147 West Patrick Street

Frederick, Md. *March 12, 1986*

This is to certify that the annexed *Public Sale*

was published in *Frederick News-Post*

a newspaper published in Frederick County on the following

dates: *2/22-3/1-8/86*

THE NEWS-POST

Per *Paul J. York*

*Filed
3-14-86
Exh. b. t "A"*